

Thank you for your letters and emails expressing your opposition to the development of a 57 unit rental apartment complex as part of the proposed Portola Center project. As you are aware, the City has entered into a development agreement with the owners of the Portola Center property. The Portola Center Development Agreement requires the provision of between 8.5 and 15 percent of the units as affordable. If Portola Center is developed with its specified maximum of 930 units, there would be a approximately 79 affordable units in accordance with the requirements of the AHIP. As explained further below, given the lack of a complete application and/or a formal request for consideration of an AHIP by Portola Center, it would not be appropriate to hold a public hearing regarding the payment of in-lieu fees at this time.

As part of the site specific planning process, the property owners are required to submit an Affordable Housing Implementation Plan (AHIP) which specifies its proposal to meet the project's affordable housing requirement. A proposed AHIP has not yet been submitted for consideration by the City. Similarly, the developer's proposal for a 57 unit rental apartment complex has not been presented to the City at this time. Accordingly, the City is not in a position to comment on the affordability or appropriateness of this concept at this point. When submitted, however, the AHIP will be a component of the public hearing process for the overall project.

A public hearing is generally held when the Planning Commission and/or City Council is to consider a specific proposal by an applicant. Portola Center's application is in the preliminary stages of preparation and will advance to the public hearing process once there is a complete application on file and the environmental analysis and staff's analysis of the project have been completed. For this project, the public hearing process will begin with the Planning Commission which will make a recommendation to the City Council regarding the entire project, including the AHIP. In addition, the developer plans to hold community meetings in advance of the public hearings to provide opportunity for public input.

As mentioned above, the required AHIP will be a component of the project subject to review during the public hearing process. As a component of the overall plan for the site, the AHIP will be reviewed in the context of the entire plan so that design details, integration, affordability levels, etc. are all reviewed as components of an integrated plan.

The City values the community's input throughout the planning process. The City's role at this stage of the Portola Center project is to review all components of the plan to ensure that it meets the requirements of state law and local codes, is consistent with the development agreement, and generally exhibits good planning and design. Throughout this review, opportunities for community input will continue to occur. We appreciate your dedication to and participation in the community input and plan review process.

Sincerely,
CITY OF LAKE FOREST
Cheryl Kuta, AICP
Planning Manager